

TO: City Historic Preservation Commission

FROM: Christopher N. Gibbons, Planner
Community Development Department

RE: CASE #HP-16-009

DATE: May 25, 2016-June 28, 2016

APPLICANT/

OWNER: Trudy A. Johnson
120 West Broadway Street, Apt. #3
Council Bluffs, IA 51503

REQUEST: Historic preservation design review at 120 West Broadway located in the 100 Block of West Broadway Historic District.

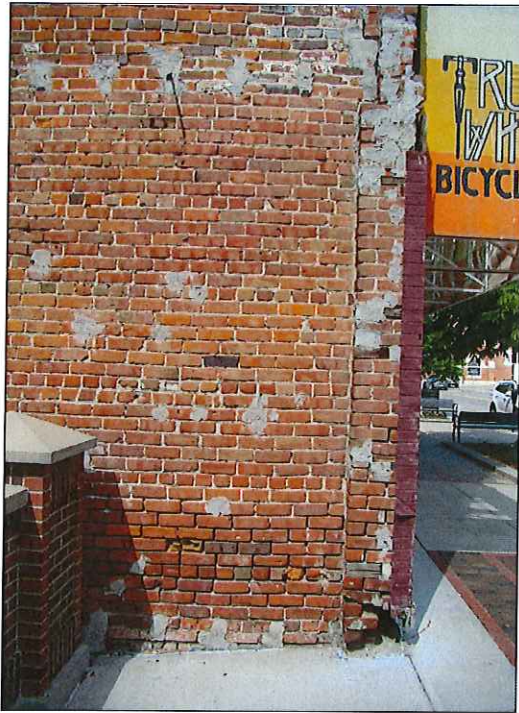
This case was originally scheduled for a public hearing at the June 1, 2016 Historic Preservation Commission meeting. On May 25, 2016, the applicant requested the case be postponed to the July 6, 2016 Historic Preservation Commission meeting in order to complete a structural analysis of the subject west building elevation, as requested by the Council Bluffs Building Division. The analysis was completed by Kelton J. Bush, S.E. of HGM Associates Inc. and is stated on Page #3 of this report.

GENERAL INFORMATION – The Community Development Department has received a request from Trudy Johnson for exterior design modifications at 120 West Broadway located in the 100 Block of the West Broadway Historic District. All proposed exterior design modifications in this District must be reviewed by the Council Bluffs Historic Preservation Commission (HPC) and issued a Certificate of Appropriateness prior to commencement of work.

The subject property is a contributing structure in the 100 Block of the West Broadway Historic District. The exterior of the building is brick masonry. On the west building façade there are sections of brick that have deteriorated and need to be repaired/replaced for structural reasons (see Attachment A). The west facade also has patches of mortar cement that were applied to help stabilize some of the deteriorated brick. The applicant proposes to repair the deteriorated brick sections and to conceal the mortar patches by applying a synthetic stucco material (EFIS) to the bottom one-half of the building's west façade (see Attachment 'B').

Historically, a portion of subject property's western building façade functioned as an interior wall. The abutting building was razed by fire years ago but a remnant wall section of the former building is still attached to the subject property's western façade. Property located at 128 West Broadway also abutted the razed building and had similar brick masonry patching and deterioration issues on their eastern building façade. On May 17, 2006 the Historic Preservation Commission approved a Certificate of Appropriateness which allowed the owner of 128 West Broadway to repair their deteriorating brick and mortar cement patches on their eastern façade wall with an EFIS material.

The following images below show the existing condition of the western building façade at 120 West Broadway and the stucco façade at 128 West Broadway.



View of deteriorating brick, missing brick and mortar patches on western building façade.



View of deteriorating brick, missing brick and mortar patches on western building façade.



View of deteriorating brick, missing brick and mortar patches on western building façade.



View of stucco wall section at 128 West Broadway

All City Departments and local utility providers were notified of the proposed historic preservation design review request. The following comments were received:

- Council Bluffs Public Works Department has no comments regarding the proposed request.
- Council Bluffs Building Division stated the applicant must submit an engineering analysis that addresses the façade wall's structural capacity for handling the weight load of the EFIS panels and the construction method that will be used for attaching the EFIS panels to the masonry wall.

One June 27, 2016, the applicant submitted a letter from Kelton J. Bush, S.E. of HGM Associates Inc. to the Community Development Department to address the structural integrity of the west building façade of the subject property (see Attachment C). In summary, the letter stated that the proposed EFIS wall panels (up to 4 inches in thickness) will not adversely affect the structural integrity of the subject west building elevation. The letter also recommended the applicant complete the following work prior to installing the EFIS panels, as follows:

- Infill the location where the existing brick is either missing or more than 50% eroded with new brick;
- Tuckpoint the deteriorated mortar joints; and
- Parge the existing brick surface (behind any EFIS finishing system) with a brush-on mixture consisting of Portland cement and water.

The Community Development Department has reviewed the letter and supports the recommendations to replace the deteriorated brick with new brick and to tuck point all deteriorated mortar joints. Both recommendations are consistent with the Secretary of the Interior's 'Standards for Historic Preservation' for repairing masonry. The Community Development Department does not support applying EFIS panels and/or parging the existing masonry as it's not consistent with the Secretary of the Interior's 'Standards for Historic Preservation'.

The Council Bluffs Building Division reviewed the structural analysis letter and has no concerns with the EFIS panel installation.

- Cox Communications stated they have no concerns with the proposed request.

REVIEW CRITERIA – The Secretary of the Interior's 'Standards for Historic Preservation' are used as the basis for reviewing historic preservation design requests for buildings located within historic districts and buildings designated as local landmarks.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships. *The proposed use will not impact the historic significance of the building.*

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided. *The subject property is a contributing structure to the 100 Block of the West Broadway Historic District. The application of a synthetic stucco material on the western façade wall is not consistent with the historic architectural integrity of the building or period of significance for 100 Block of the West Broadway Historic District.*
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken. *Not applicable.*
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved. *Not applicable.*
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. *Not applicable.*
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence. *The Secretary of Interior "Standards for Historic Preservation" states "original masonry and mortar should be retained whenever possible without the application of any surface treatment. Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance is not recommended". The Secretary's of Interior's preferred methods for repairing damaged masonry are as follows:*
 - *Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.*
 - *Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.*
 - *Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind--or with compatible substitute material--of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.*
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. *Not applicable.*
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken. *Not applicable.*

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. *Not applicable.*

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired. *Not applicable.*

RECOMMENDATION – The Community Development Department recommends denial of the request for historic preservation design review at 120 West Broadway as the proposed use of synthetic stucco (EFIS) to repair damaged masonry on subject property's western building façade is not consistent with the spirit and intent of the Secretary of Interior's 'Standards for Rehabilitation'.



Rose E. Brown, AICP
Planning Coordinator



Christopher N. Gibbons, AICP
Planner

Attachment A: Photographs of the western building facade at 120 West Broadway, provided by the applicant.

Attachment B: Description of repair work provided by the applicant's contractor.

Attachment C: Structural analysis letter from Kelton J. Bush, S.E. of HGM Associates, Inc. dated June 20, 2016.



CASE #HP-16-009 ATTACHMENT A



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17-1

COUNCIL BLUFFS, IA 51503

(712) 366-6289

Date: 5/02/2016

To: Trudy Johnson
True Wheel Bicycle Co.
120 West Broadway
Council Bluffs, Iowa 51503

Proposal.

I will do an (EIFS) Exterior Insulation
and Finish System, On the bottom 1/2 of
the West wall at 120 West Broadway,
Council Bluffs, Iowa. The wall will be
done 71 feet by 17 feet.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Thank You,

Garry Wilson



June 20, 2016

Trudy Johnson
120 ½ West Broadway
Council Bluffs, IA 51503

Subject: 120 West Broadway
EIFS Finish – West Wall
HGM Proposal No. 000716-163

Dear Ms. Johnson:

This letter is written to confirm our conversation of June 17, 2016 concerning the installation of an EIFS coating to the West side of the Building identified with the address of 120 West Broadway, Council Bluffs, IA.

THE INSTALLATION OF AN EIFS COATING (WITH AN INSULATION CORE THICKNESS OF UP TO 4 INCHES IN THICKNESS) TO THE WEST WALL OF THIS STRUCTURE WILL NOT ADVERSELY AFFECT THE STRUCTURAL INTEGRITY OF THE EXISTING BRICK WALL.

As discussed, prior to installation of an EIFS coating, I recommend the following work be performed:

1. Infill those locations where the existing brick is either missing or more than 50% eroded with new brick.
2. Tuckpoint the deteriorated mortar joints.
3. Parge the existing brick surface (behind any EIFS finishing system) with a brush-on mixture consisting of Portland cement and water.

I have attached photographs of the wall indicating some examples of where installation of new brick and tuckpointing is recommended. The location of an existing Portland cement parge coat (that would be applicable for item 3 above) is also indicated.

If you, or others, have any questions concerning the above, please do not hesitate to call or e-mail.

Sincerely,
HGM Associates Inc.

A handwritten signature in black ink, appearing to read "Kelton J. Bush".

Kelton J. Bush, S.E. (Nebr.)
kbush@hgmonline.ocm
712-323-0530

A handwritten signature in black ink, appearing to read "Dean S. Fajen".

Dean S. Fajen, AIA, S.E. (Iowa)

Enclosure: photos

CASE #HP-16-009 ATTACHMENT C

